

District Three Plan Implementation Committee Meeting Agenda

November 3, 2014

Fresno City Hall, Meeting Room 2060 5:30 pm

1. Call to Order/Roll Call
2. Approval of the Minutes: August 18, 2014 & October 13, 2014
3. Review of Projects:

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit Application No. C-14-086-ABCUP was filed by Elias Saliba, on behalf of Salah Alkobadi, and pertains to 0.36 acre of property located on the south side of East California Avenue just east of South Fresno Street. The applicant requests authorization to expand the alcohol display area within the existing 5,025 square-foot Sal's Discount & More store, which has a State of California Alcoholic Beverage Control Type 20 liquor license (*sale of beer and wine for consumption off the premises where sold*). The property is zoned R-1 (*Single Family Residential*).

Conditional Use Permit (CUP) Application No. C-14-083 for the Nielsen Avenue Water Recharge Facility has been filed by Randy Hopkins of Provost & Pritchard Consulting Group on behalf of the City of Fresno Department of Public Utilities/Water Division. It pertains to 35.33 total acres of property (4 parcels, as listed below; 3 of which are in the unincorporated area of Fresno County). The project site is located on the north side of West Nielsen with a portion extending to the east side North Brawley Avenue, and south of the Union Pacific Railroad. The applicant proposes to develop a groundwater recharge facility, which will include re-routing of a portion of the Houghton Canal and removal of a check structure and measurement structure, with construction of a new measurement structure, on the site; installation of a canal turnout, settling channel, and distribution structures; installation of fencing and gates; on-site test wells and monitoring wells; County encroachment permit and road maintenance agreement. Site recharge activities would occur during Fresno Irrigation District's recharge operations between March and October. The project would include detachment of annexation of approximately 32.03 acres to the City of Fresno with concurrent detachment of that same territory from the North Central Fire Protection District and the Kings River Conservation District. The City's current planned land use designation for the project site is light industrial (per the 2025 Fresno General Plan). The property is partially zoned M-2 (*General Industrial, City of Fresno*), M-3 (*Heavy Industrial, Fresno County*) and AL-20 (*Limited Agricultural-20 acres, Fresno County*); these zone districts permit development of public facilities by conditional use permit.

PROJECT DESCRIPTION AND LOCATION:

Site Plan Review Application No. S-14-064 was filed by Jeff Cazaly, on behalf of Joe Lanfranco, proprietor of the Cosmopolitan Tavern and Italian Grill. As part of the High Speed Rail (HSR) project, the tavern/restaurant is proposed to be relocated to a 36,300 square-foot portion of the current parking lot at Selland Arena located on the northwesterly corner of Ventura and O Streets. The applicant proposes the construction of a 4,600± square-foot building, an attached 840 square-foot enclosed storage/utility yard, and an 800 square-foot patio for outdoor dining. The applicant requests authorization to establish a State of California Alcoholic Beverage Control Type 48 alcohol license (*Bar - sale of beer, wine, and distilled spirits for consumption on the premises where sold*) for the new site of the Cosmopolitan Tavern and Italian Grill. The property is zoned CC (Civic Center). (NOTE: This project was previously routed as part of the HSR, and a preapplication review of the project was held.)

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit Application No. C-14-114 was filed by Scott Cochran of Paul Halajian Architects, on behalf of Synergy California Investments, LLC, and pertains to 0.73 acre of property located on the north side of East Voorman Avenue between North Fulton and North Van Ness Avenues. The applicant proposes the construction of a mixed use, multiple-family housing project consisting of 3 live-work and 20 residential units in a mixture of single level and loft layouts on three existing neighboring lots. The units are proposed to be arranged in 2 two-story buildings with a landscaped center courtyard (APNs 459-303-29 and 30) and 1 two-story building (APN 459-303-10) with 3 townhomes. The proposed project would also have 8 single car garages fronting onto East Voorman Avenue and 15 resident-specific exterior parking stalls accessed from the existing alley. The property is zoned C-5 (General Commercial).

Site Plan Review Application No. S-14-057 was filed by Roger A. Smith of RASA Designs and pertains to ±0.86 acres of property located on the northerly corner of the intersection of Tulare and "E" Streets. The applicant proposes the construction of an approximately 1,584 square-foot commercial building addition; a façade renovation and remodel of the existing commercial building(s); and, new off-street parking facilities, landscaping and associated improvement on the subject property. The property is zoned C-4 (*Central Trading District*).

4. Written or General Communications (Please limit to three minutes)
5. Adjournment

UPCOMING MEETING DATES

November 17, 2014 & December 3, 2014 at 5:30 pm

Questions Regarding this Committee Agenda: Contact Gregory Barfield (559) 621-8000